

## Downtown Master Plan Enters the Ninth Inning

It's time to bring in the closer from the bullpen. The update to Lincoln's 31 year old Downtown Master Plan is nearing completion. The Study's final Community Update Session will take place on the evening of Wednesday, June 8<sup>th</sup>, beginning at 5:30 p.m. in the Cornhusker Conference Center. The consultant team from Crandall Arambula will be on hand to present the final installment of the draft Downtown Master Plan. The consultants will present key elements from the proposed new Master Plan, including an

implementation program, financing strategies, and project priorities. The Update Session will include a final opportunity for the questions and comments from the community before the 22-member Downtown Action Team (DAT) wraps up this planning effort. For more information on the Downtown Master Plan, see the Study's web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: downtown) or contact Kent Morgan at 441-7491 or [kmorgan@lincoln.ne.gov](mailto:kmorgan@lincoln.ne.gov).



## City's Theater Location Policy Challenged

For nearly 100 years, movie theaters have been an enlivening part of the Downtown Lincoln experience. Downtown theaters have been with us standing witness to world wars, good and bad economic times, generations of families, a quadrupling of Lincoln's population, and five national Football Championships. And for nearly the last quarter century, the City's adopted Theater Location Policy has helped keep alive the Downtown theater experience, most recently marked by the opening of the new 14-screen Grand Theater at 12<sup>th</sup> and P Streets, while at the same time advancing new theaters in our community's major shopping areas.

The policy is now being challenged by the corporation developing the Prairie Lake Shopping Center at South 84<sup>th</sup> Street and Nebraska Highway 2. The current Theater Location Policy -- as expressed in the Comprehensive Plan and zoning ordinance -- calls for theaters outside of Lincoln's downtown area (B-4 zoning) to be location in B-5 Regional Business Districts, with a maximum of one 6-screen theater in each B-5 district.

The corporation is seeking a permit to build an 18-screen megaplex at Prairie Lake. Their proposal would delete references to our current Theater Location Policy as expressed in the Comprehensive Plan, while removing any ceiling on the number of screens allowed in theaters located 6.5 miles from Lincoln's Downtown. The hearing on all these requests is slated for the Planning Commission's June 8<sup>th</sup> meeting. The staff report and accompanying local theater market analysis (prepared by R-T Associates) is available on the web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: planreport), or contact Brian Will at 441-6362 or [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov).



## Comp Plan Amendments & Update

The Planning Commission held a special public hearing on May 18<sup>th</sup> to consider 6 amendments to the Plan. They followed the staff recommendations on all of the items, except for the Lancaster Agricultural Society's request for commercial designation, which they continued for 90 days at the request of the Society. In the meantime, the Mayor intends to convene all the stakeholders who are involved in operating facilities for special events in the city, including the Ag Society, to discuss how to avoid duplication and best meet the potential demand for existing and new facilities. For more information on the amendments, see the web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: cpreview) or contact Duncan Ross at 441-7603 or [dross@lincoln.ne.gov](mailto:dross@lincoln.ne.gov).



## Seems like only yesterday . . .

Time marches on. Though it's only been three years since adoption of the present Comprehensive Plan, it's already time to begin again. The need to update the plan is driven by Federal transportation planning regulations which call for the transportation element -- termed the Long Range Transportation Plan (LRTP) -- of our Comprehensive Plan to be renewed every five years. To meet this requirement we need to start our updating process this summer. In cooperation with the City's Public Works and Utilities Department and the Lancaster County Engineer's Office, the City-County Planning Department has laid out a year-and-a-half schedule for updating the Comprehensive Plan and LRTP. The update process will extend the time horizon of the Plans and offer the community a chance to validate or change current policy directions.

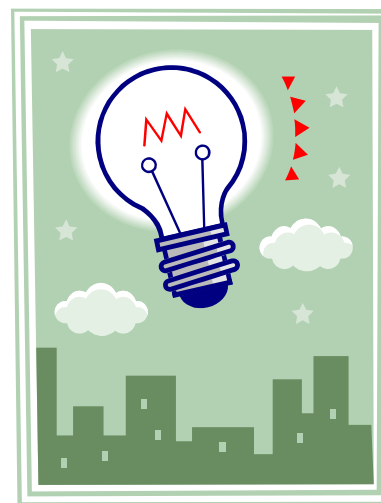
The Planning Commission will be briefed on the proposed Plan Update schedule at the May 25<sup>th</sup> noon meeting and will then consider key planning assumptions on June 22<sup>nd</sup>. For more information about the update, see our web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: cplrtp) or contact Kent Morgan at 441-7491 or [kmorgan@lincoln.ne.gov](mailto:kmorgan@lincoln.ne.gov).

## Capital Improvement Program

The Planning Commission also held a hearing on the proposed six-year Capital Improvement Program (CIP) for the City on May 18<sup>th</sup> and found the projects listed in the program to be consistent with the Comprehensive Plan. Next, the Mayor will consider possible revisions to the CIP, and present it next month, along with her proposed budget for the next fiscal year to the City Council. You can view the proposed CIP at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: cip) or contact Duncan Ross at 441-7603 or [dross@lincoln.ne.gov](mailto:dross@lincoln.ne.gov) for more information.



## Lighting Study to be Turned On



The Planning Department has received several proposals from engineering consultants to undertake a review of the City's outdoor lighting regulations. We expect that a firm

will be selected and a contract negotiated for this review to begin in July or August. For more information about this study, visit our web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: pcagenda; see February 16, 2005 agenda) or contact Mike Dekalb at 4416370 or [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov).



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